



GRASSROOTS
REALTY GROUP

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**124 2 Street W
Brooks, Alberta**

MLS # A2269438



\$575,000

Division:	Downtown
Type:	Business
Bus. Type:	Retail
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Home Hardware
Size:	8,926 sq.ft.
Zoning:	C-C

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Rubber	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Exterior:	Concrete, Mixed	Parking:	-
Water:	Public	Lot Size:	0.14 Acre
Sewer:	Public Sewer	Lot Feat:	Back Lane, Interior Lot
Inclusions:	Furniture, fixtures, equipment and inventory to be determined at time of offer.		

A Longstanding Local Business Opportunity! Here's your chance to own and operate a well established Home Hardware store that has proudly served Brooks and area by the same family / owners since 1980. Located in the heart of downtown, this business has been a staple in the community for decades known for exceptional service, trusted advice, and for carrying those hard-to-find items customers can't get anywhere else. This turnkey business offers a diverse selection of home goods, repair materials, and improvement supplies, appealing to both homeowners and contractors. The sale includes all inventory, which represents a significant portion of the list price, providing immediate value and income potential for the buyer. Whether you're a hands on entrepreneur ready to take over a respected family-run business or an investor looking to expand your retail portfolio, this opportunity combines location, reputation, and profitability. (Note: The building and land are available separately MLS#A2269455, purchase together for a complete owner-operator package.)